



## 61 OWENVARRAGH PARK, ANDERSONSTOWN, BELFAST, BT11

### 9BE

A very unique opportunity to acquire a comfortable, well maintained and presented semi detached bungalow that enjoys a private, landscaped position within this prime, well established, residential location that continues to be in high demand. Three exceptional, bright, double bedrooms and one generous reception room with feature media wall facility / shelving. Luxury walnut effect fitted kitchen open to a sizeable casual dining area with feature Wood burner. White shower suite. Upvc double glazed windows. Gas fired central heating system / feature wood burner. Feature double gates to landscaped, neatly maintained gardens / driveway / excellent car parking. Good fresh presentation throughout. Fantastic doorstep convenience within walking distance of shops / schools / leisure facilities to include Andersonstown Leisure Centre / Glider Service / transport links. Chain free / well worth in inspection.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs		69	73

Northern Ireland EU Directive 2002/91/EC

OFFERS AROUND £219,950

## Key Features

- Comfortable, well maintained and presented semi detached bungalow.
- One generous reception room with feature double doors to :
- White shower suite.
- Gas fired central heating system / feature wood burner.
- Fantastic doorstep convenience within walking distance to shops / schools / transport links.
- Three exceptional, bright, double bedrooms.
- Luxury fitted kitchen open to a sizeable casual dining area.
- Upvc double glazed windows.
- Feature double gates to landscaped neatly maintained gardens.
- Chain free / well worth an inspection.





## GROUND FLOOR

### OPEN ENTRANCE PORCH

To;

### ENTRANCE HALL

Wooden effect strip floor, cornicing.

### LOUNGE

18'6 x 10'8

Feature Media wall, feature built-in units / shelving, double doors to;

### FITTED KITCHEN / DINING AREA

17'3 x 15'3

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, 4 ring gas hob, built-in oven, microwave and fridge freezer, plumbed for washing machine, tiled, wooden effect strip floor, downlighters. Feature cast iron with wood burner.

### REAR PORCH

### PRINCIPLE BEDROOM 1

15'7 x 9'4 at widest point

Built-in mirrored slide robes, deep moulded cornicing.

### BEDROOM 2

12'3 x 9'6

### BEDROOM 3

10'7 x 9'4

### LUXURY SHOWER SUITE

Tiled shower enclosure, low flush w.c, wash hand basin and vanity units, built-in unit and shelving.

## ROOFSPACE / STORAGE

Feature access with slingsby type ladder.

## OUTSIDE

Feature railings, double gates to driveway, impression paved effect driveway, extensive lawns, hedging and planting. Car parking front and side,

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Questions you may have.

**Which mortgage would suit me best?  
How much deposit will I need?  
What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Conor on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 16900975**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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